



## **TECHNICAL STAFF REPORT**

### **OWEN BROWN INTERFAITH CENTER**

**Planning Board Meeting of June 19, 2014**

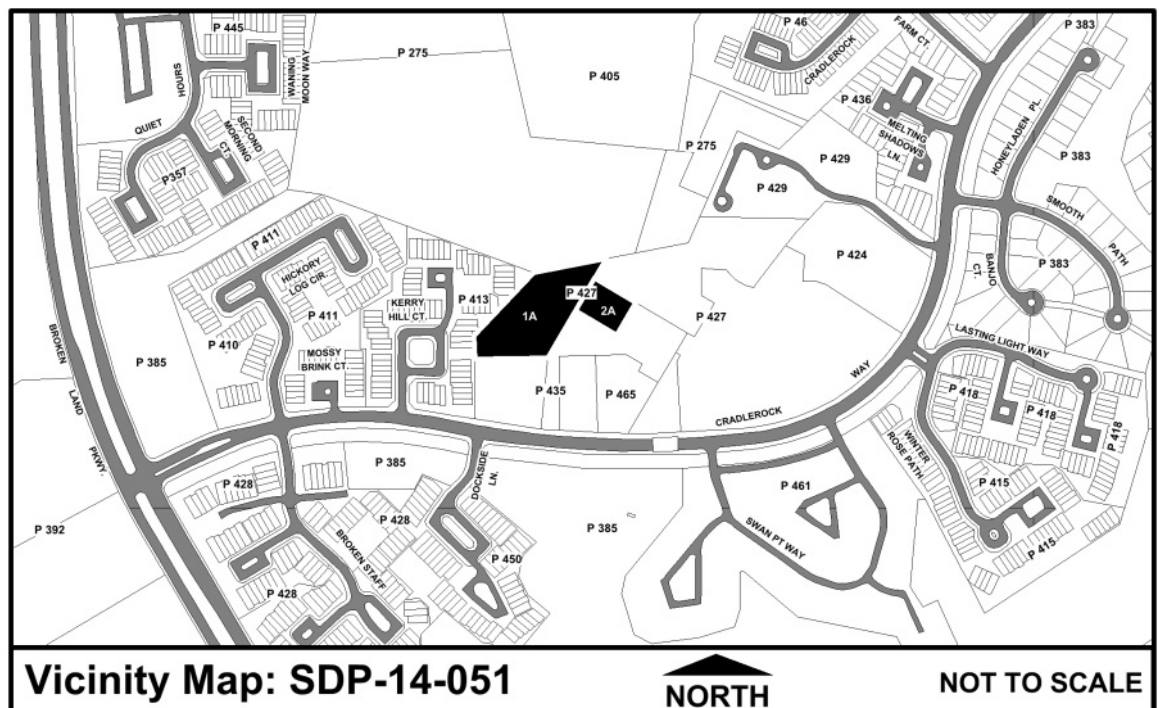
**File No./Project Name:** SDP-14-051, Owen Brown Interfaith Center - Village of Owen Brown, Section 1, Area 3, Lot 1-A

**Property Owner:** Owen Brown Interfaith Center

**Request:** The request is for approval of a site development plan (SDP) for the expansion of the existing religious facility located on this 2.192 acre site which is Zoned "NT-Non-Credited Open Space" in accordance with Final Development Plan (FDP), Phase 150-A-II. Planning Board approval is required for the proposed expansion and the proposed adjustments to the bulk requirements of FDP-150-A-II criteria to allow a setback reduction from 25' to 5' adjacent to Open Space Lot 2-A, 3-A and Parcel B-1, and for an increase of the maximum allowed lot coverage of 10% to 15.9% on Lot 1-A.

**Location:** The subject property is located in the Village of Owen Brown Village Center and is addressed as 7246 Cradlerock Way, Columbia, Maryland. It is located just east of Broken Land Parkway and is identified as Tax Map 36, Grid 21, Part of Parcel 427, Lot 1-A in the Sixth Election District of Howard County, Maryland.

**DPZ Recommendation:** Approval, subject to compliance with any comments from the Planning Board and compliance with the SRC agency comments issued for SDP-14-051.



**Vicinal Properties:**

This site is located in the Village of Owen Brown and is surrounded by the following:

**North Side** - To the north is an athletic field located on "Open Space" Parcel B-1 of the Village of Owen Brown, Section 1, Area 4, owned by The Howard Research & Development Corporation.

**East Side** - To the east is Village Center shared parking spaces and an unimproved 100 year floodplain area which are located on "Open Space" Lots 2-A and 3-A and which are owned by the Columbia Association; and, "Commercial" Parcel B-2 which is owned by GFS Realty, Inc. c/o Stop & Shop Companies, Inc. Parcel B-2 contains two(2) commercial buildings and associated parking.

**South Side** - To the south is "Commercial" Parcel A-2 owned by Convenience Retailing LLC. which contains several buildings and associated parking.

**West Side** - To the west is the residential townhome community of "Woodlake", Village of Owen Brown Section 1, Area 1, Lots E-131 to E-201, SFA and Open Space Lots E-202 & E-203.

**DPZ Plan History:**

- **FDP-150-A-II**, Final Development Plan and Criteria for the subject property was recorded on July 8, 1994, Plat #3054-A-1402.
- **F-77-052**, Final Plat to establish Open Space Lot 1-A was recorded on June 15, 1977.
- **SDP-83-207**, Site Development Plan for the initial construction of the Interfaith Center, a religious facility, was approved by the Planning Board on August 10, 1983 and received signature approvals from County Agencies on October 5, 1983.
- **SDP-02-136**, Site Development Plan for site improvements and building additions to the existing Interfaith Center was approved by the Planning Board on October 30, 2002 and received signature approvals from County Agencies on January 22, 2003.
- **Pre-Submission Development Meeting**, On September 23, 2011 a meeting was held between Vogel Engineering and DPZ to discuss the proposed site improvements and building expansion. Vogel Engineering was advised to schedule a Planning Board Special Subject Meeting for a date in October 2011.
- **Planning Board Special Subject**, On October 20, 2011, the Concept Plan and the requirement for setback reductions and lot coverage increase were presented to the Planning Board prior to proceeding with the proposed site design. The Planning Board provided a favorable response to the concept plan and the required relief.
- **ECP-12-047**, Environmental Concept Plan for the proposed site improvements and building addition to the existing Interfaith Center received signature approval from County Agencies on December 13, 2012.
- **SDP-14-051**, Site Development Plan for the proposed site improvements and building expansion to the existing Interfaith Center was initially submitted to the County for review and approval on January 31, 2014.
- **A Pre-Submission Community Meeting** was held on February 20, 2014, at 6:00 p.m. at the East Columbia Branch Library Meeting Room. This meeting was held in accordance with Sections 16.156.(a).(2) and 16.128 of the Subdivision and Land Development Regulations for this non-residential

development which is located within 200 feet of a residential zoning district and proposed for a floor area expansion of more than 25%. Based on the meeting minutes, there were five(5) attendees at the meeting – Robert Vogel (Engineer, the project architect and three(3) Church representatives. There were no members of the community at the meeting. The attendees waited until 6:25 p.m. and there were no arrivals.

### **Site Analysis:**

**Site Improvements** - The proposed site improvements and building expansion is to add a 6,028 square foot, 2 story building addition, containing a total upper level and lower level floor area equal to 11,664 square feet. Additional site improvements include new sidewalks and some existing sidewalk replacement, new mulch pathway, additional perimeter landscaping, on-site fire hydrant and new and replacement storm water management facilities.

**Storm Water Management (SWM)** - The proposed building addition will be built over the existing SWM bioretention facility which will be replaced with the new construction of two(2) micro-bioretention (M-6) facilities which will accommodate the total environmental site design (ESD) volume required. The SWM facilities are to be privately owned and maintained.

**Environmental Considerations** - There are no wetlands, streams, buffers or 100 year flood plain areas located within the subject property.

**Landscaping** - This project complies with the perimeter landscape requirements of Section 16.124 of the Howard County Code and Landscape Manual through the proposed planting of two(2) additional shade trees and four(4) additional evergreen trees along Perimeter 2 shown on the Landscape Plan (Sheet 7 of 7). The Howard Research and Development Corporation does not have architectural review rights over the Owen Brown Interfaith Center and is not subject to NT Alternative Compliance requirements outlined in the Landscape Manual.

**FDP Development Criteria Requirements** - This SDP is in compliance with all applicable **Open Space Land Use Area** requirements of FDP-150-A-II, except for the structure setback and lot coverage adjustments as follows:

■ **Setback Requirements (Criteria Item 7):**

A 25' structure setback is required from any property line for structures within open space land use areas within this phase of Columbia or except as shown on a SDP approved by the Planning Board. This SDP proposes the reduction of the building setback from 25' to 5' adjacent to other open space lots (Lots 2-A and 3-A and Parcel B-1).

■ **Lot Coverage (Criteria Item 12):**

There is a 10% lot coverage requirement imposed for structures within open space land use areas within this phase of Columbia or except as shown on a SDP approved by the Planning Board. The proposed total building coverage for Lot 1-A is 15.9%. The total coverage of all Open Space Lots within this Final Development Plan Phase is 4.0%.

■ **Permitted Village Center Open Space Land Use Areas (Criteria Item 7):**

Open Space Lot 1-A is being used as a Religious Facility.

**■ Height Requirement (Criteria Item 8E):**

There is no height limitation imposed upon structures constructed within Open Space Land Use Areas provided improvements are constructed in accordance with a site development plan approved by the Planning Board. The proposed building addition has a mean height of 42'4".

**■ Parking Requirements (Criteria Item 9):**

Structures proposed for construction within Open Space Land Use Areas for this phase of Columbia may be imposed by the Howard County Planning Board at the time of review and approval of the site development plan. The proposed expansion of this religious facility will require an additional 39 parking spaces for the added 3,815 sf of assembly area. This number is calculated at the rate of 10sp/1,000sf and is in accordance with Section 133.0.D.7.g of the Zoning Regulations which outlines the parking requirements for religious facilities. A total of 76 parking spaces are required for 7,593 sf area of assembly area within the expanded religious facility. A total of 92 parking spaces (including 10 handicap spaces) are provided for this expanded religious facility and are located within Open Space Lot 1-A and adjacent Open Space Lot 2-A (through a shared parking agreement Liber 1085 / Folio 208). The shared parking within Open Space Lot 2-A is within the required 500 feet of the religious facility per the Zoning Regulations. There will be 49 parking spaces provided on-site and 43 parking spaces on adjoining Lot 2-A.

**Evaluation:**

In accordance with Section 125.0.G.4.d of the Zoning Regulations, the Planning Board must evaluate the acceptability of the proposed adjustments to the setback and coverage requirements based on the following criteria:

1. **The adjustment will not alter the character of the neighborhood, will not impair the use or development of the adjacent property, and will not be detrimental to the public welfare.**

The Interfaith Center area of expansion is not located immediately adjacent to the existing residences of the Woodlake Townhome Community and is predominately adjacent to other open space areas and a commercial parking lot. This religious facility is requesting the minimum relief necessary to accommodate the building expansion and will not alter the character of the Village Center.

2. **The adjustment is needed due to practical difficulties or unnecessary hardships which arise in complying strictly with the FDP and/or results in better design than would be allowed by strict compliance with the development criteria.**

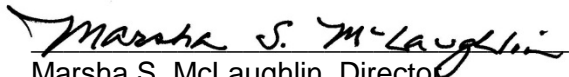
Due to the design and orientation of the existing building, the proposed expansion configuration is the only practical solution. Should this adjustment not be granted, the Church and their mission would be significantly impacted. These variances were previously discussed with the Planning Board as a special subject on October 20, 2011 with a positive response. This project was approved on January 10, 2014, by the Owen Brown Village Center Board – OB#19068.

**SRC Action:**

On May 21, 2014, the Subdivision Review Committee (SRC) determined that this SDP may be approved.

**DPZ Recommendation:**

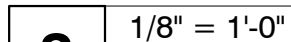
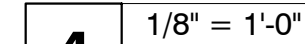
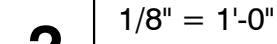
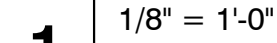
Based on the above findings, the Department of Planning Zoning recommends that the Planning Board approve the proposed site expansion and the proposed adjustments to the bulk requirements of FDP-150-A-II criteria to allow a setback reduction from 25' to 5' adjacent to Open Space Lots 2-A, 3A and Parcel B-1, and for an increase of the maximum allowed lot coverage of 10% to 15.9% on Lot 1-A.

 6/9/14  
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Marsha S. McLaughlin, Director Date  
Department of Planning and Zoning

Staff Report Prepared by: Pat Britt-Fendlay

MM/LKS/MPB





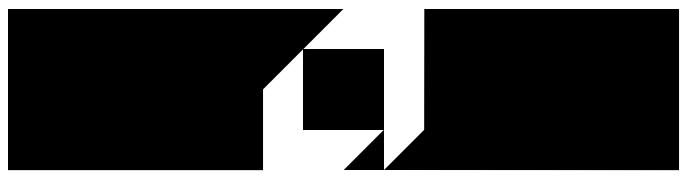
**Client**

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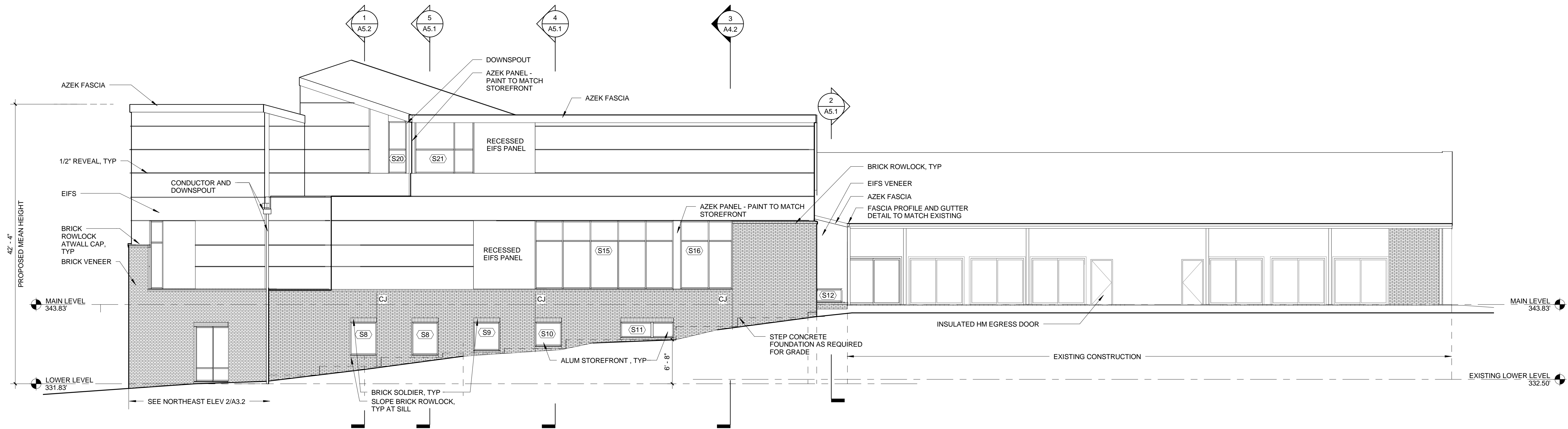
Project

Sheet

## A3.1



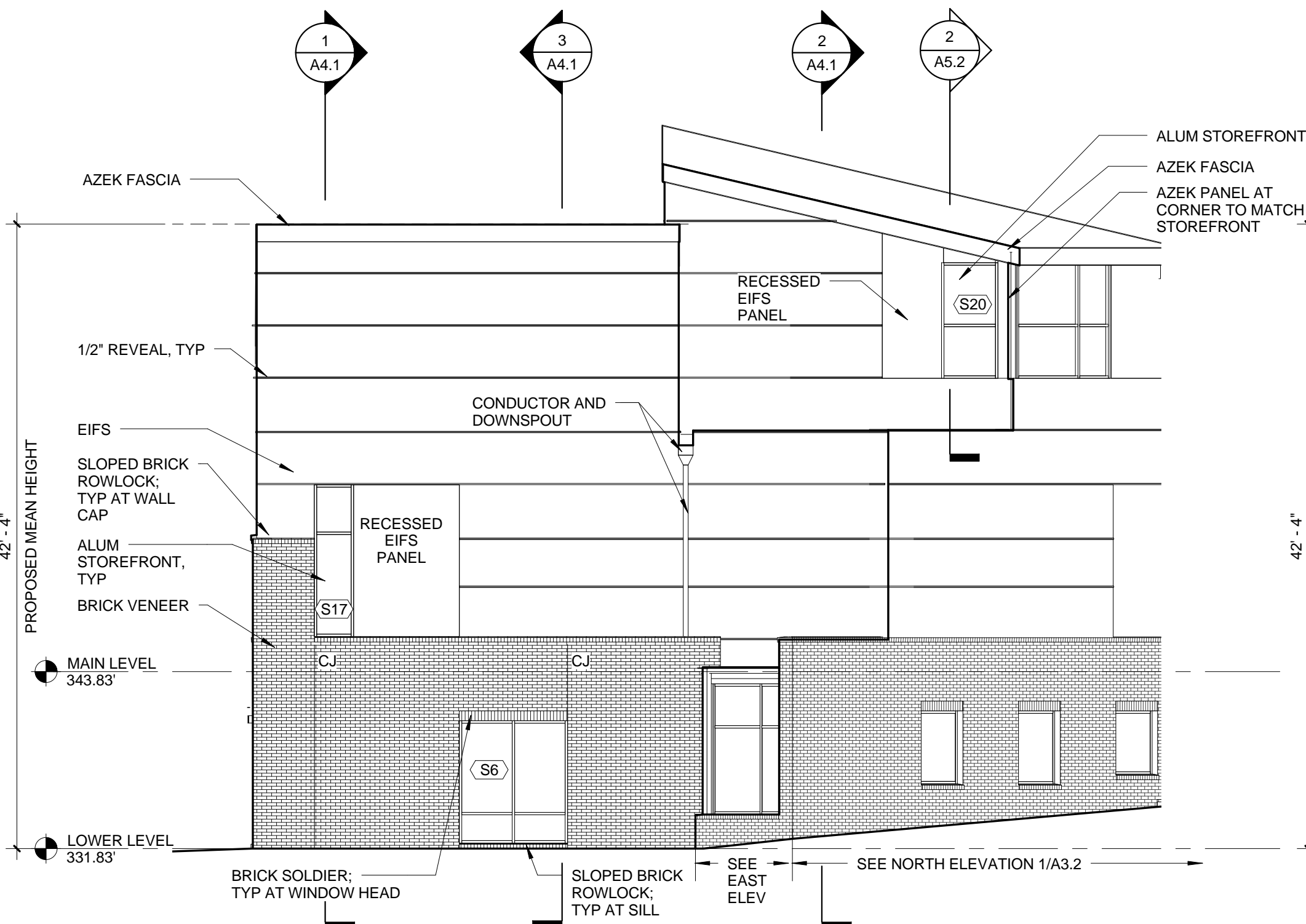
Alexander Design Studio  
www.brokenboxes.com



**NORTH ELEVATION**

1/8" = 1'-0"

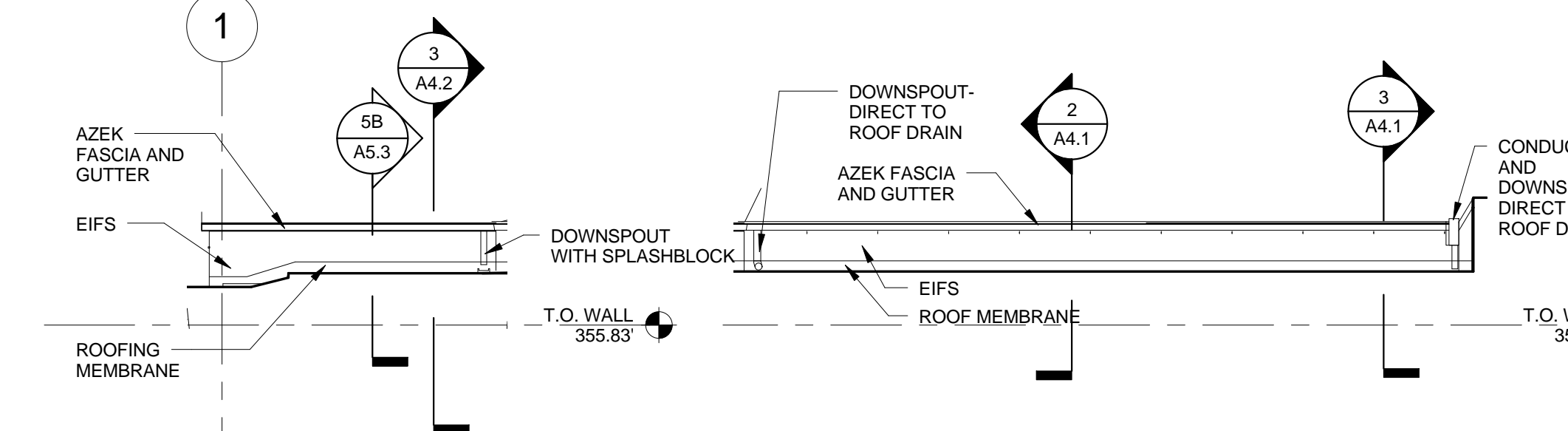
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**PARTIAL NORTH EAST ELEVATION**

1/8" = 1'-0"

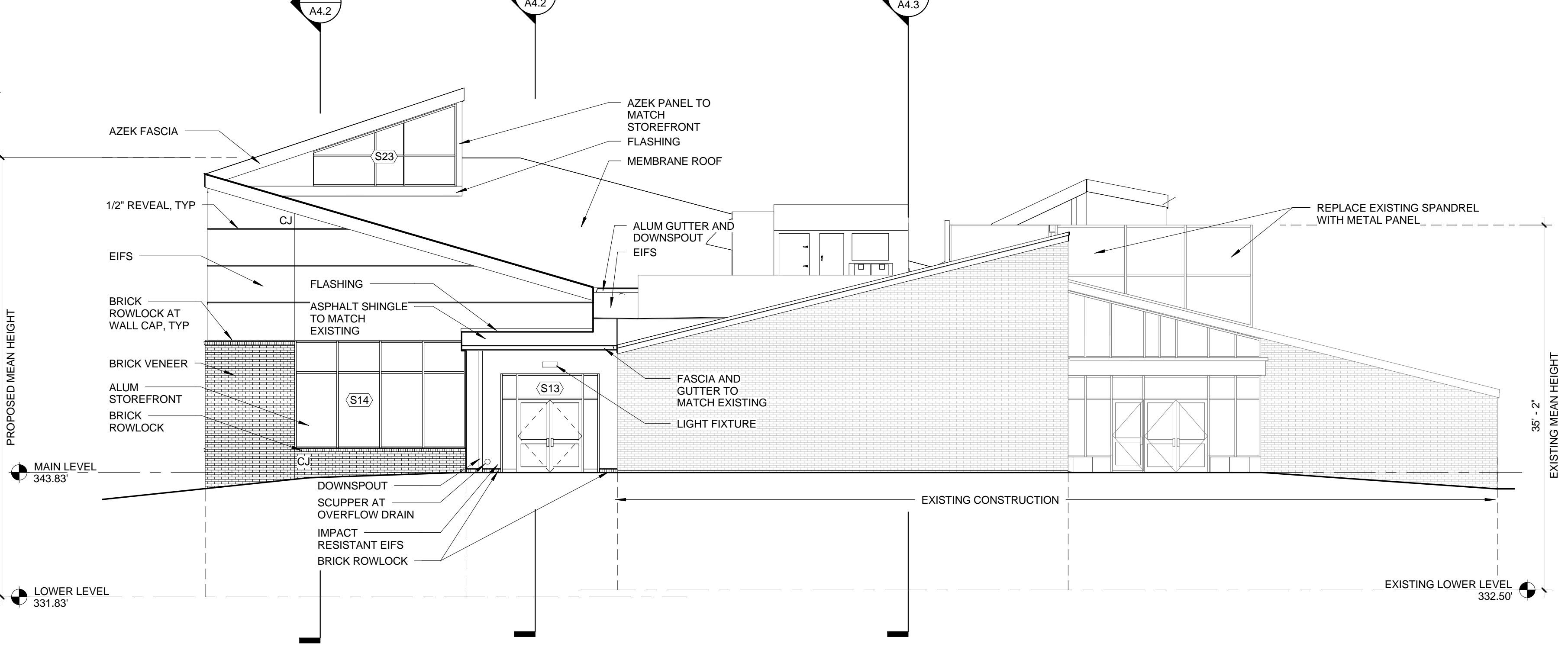
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**PARTIAL ELEVATION**

1/8" = 1'-0"

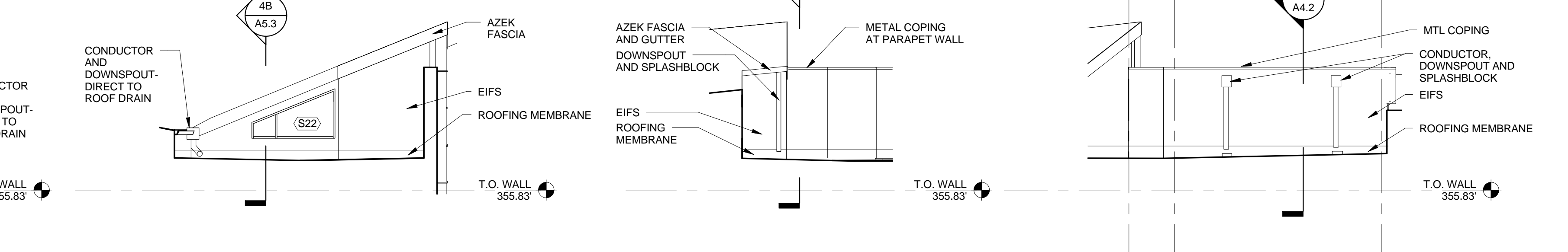
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**WEST ELEVATION**

1/8" = 1'-0"

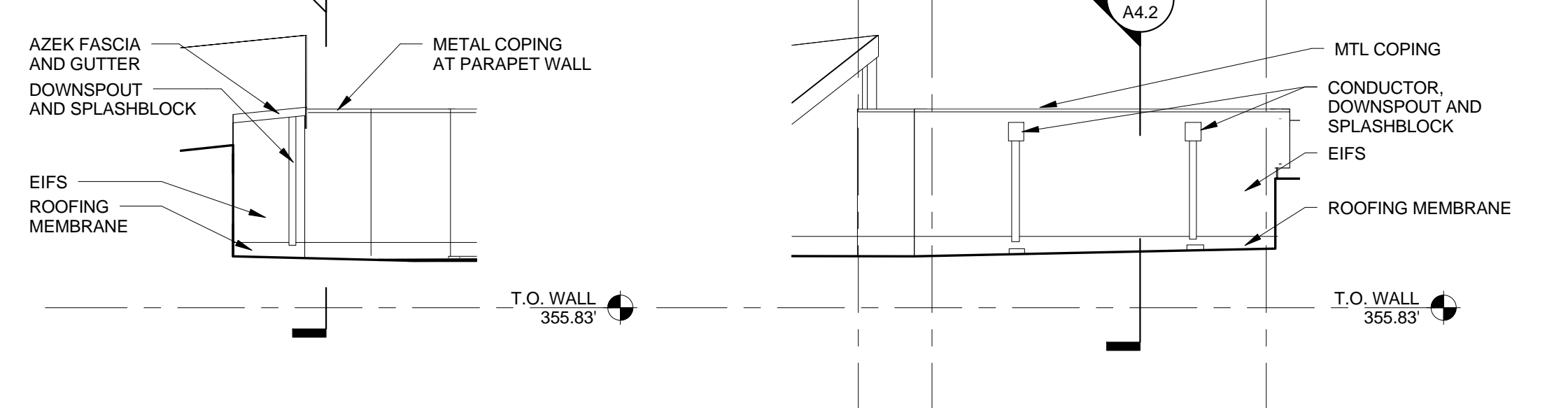
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**PARTIAL ELEVATION**

1/8" = 1'-0"

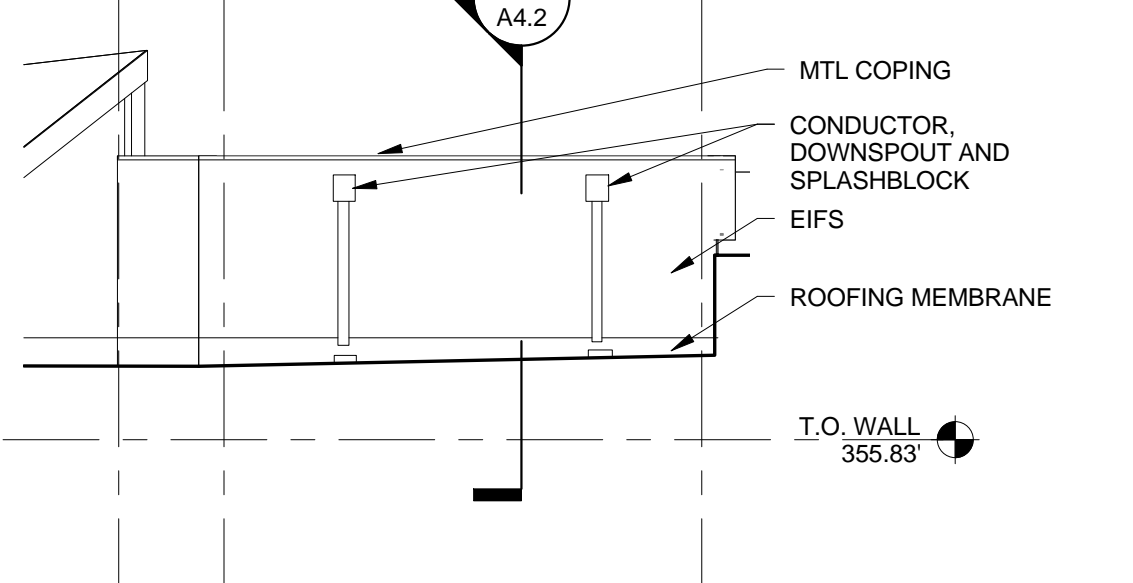
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**PARTIAL ELEVATION**

1/8" = 1'-0"

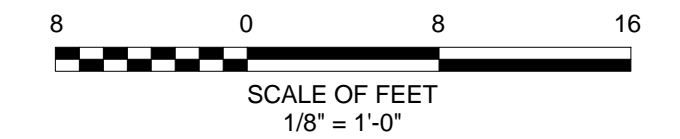
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**PARTIAL ELEVATION**

1/8" = 1'-0"

8



Revisions	No.	Description	Date

UNITARIAN UNIVERSALIST  
CONGREGATION OF COLUMBIA

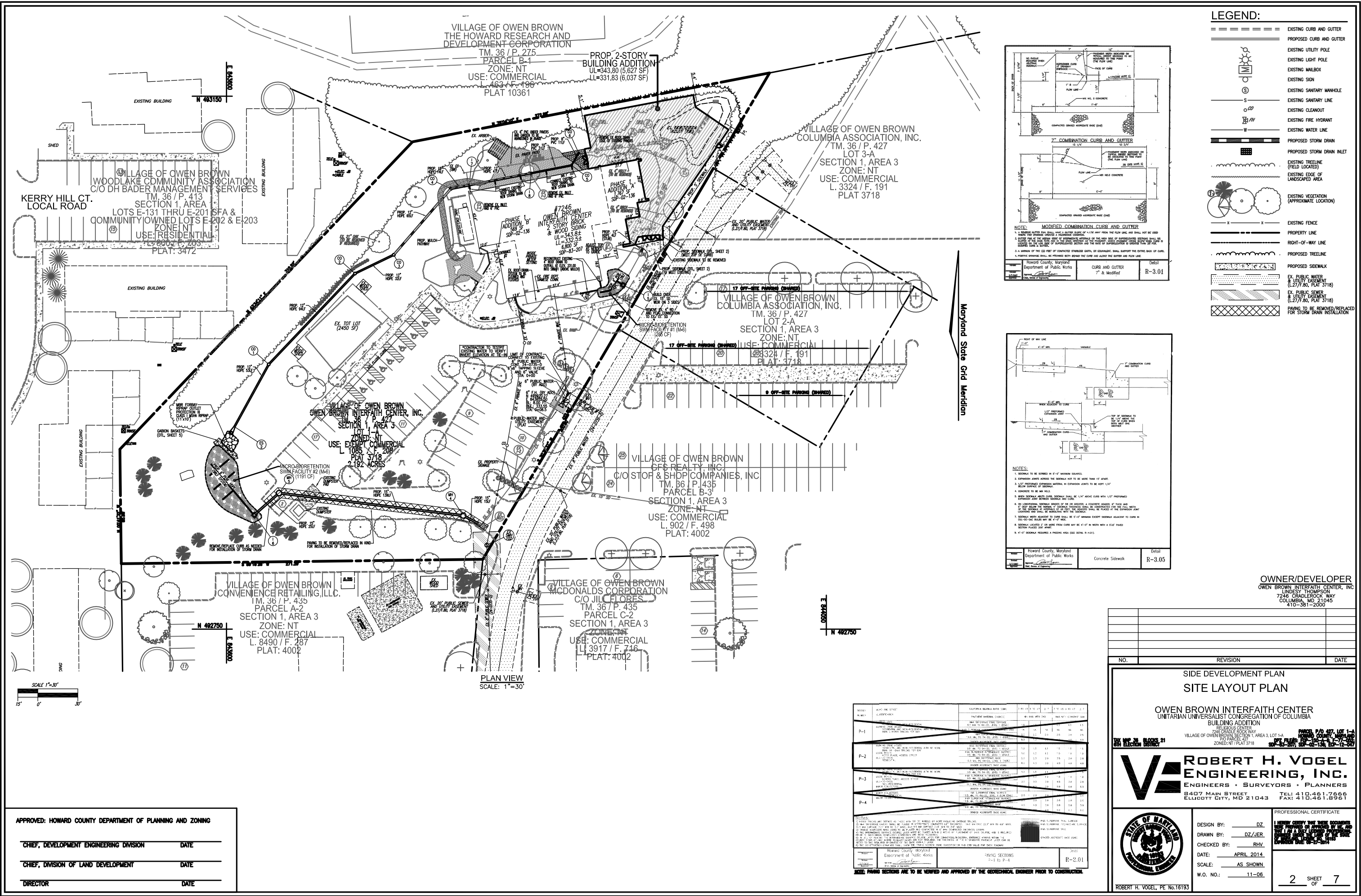
OWEN BROWN INTERFAITH CENTER  
7246 CRADLEROCK WAY  
COLUMBIA, MD 21045

Job Number 1110  
PERMIT SET  
MAY 2, 2014

EXTERIOR ELEVATIONS

A3.2









## OWEN BROWN INTERFAITH CENTER

Alexander Design Studio

8212 Main Street, Ellicott City, Maryland 21043 | 410.465.8207









- OWEN BROWN INTERFAITH CENTER (UCC)
- RETAIL
- RESIDENTIAL



